

BK0407PG0225

① STATES.-OF-SOTO CO.

Dec 27 1 34 PM '01

Q U I T C L A I M D E E D

THIS INSTRUMENT WAS PREPARED BY  
MARK B. MIESSE and ASSOCIATES, P.C.  
7500 CAPITAL DRIVE, SUITE 110  
GERMANTOWN, TENNESSEE 38138  
901-759-3900

BK 407 PG 225  
W.E. DAVIS CH. CLK.

THIS INDENTURE, made and entered into as of the 20th day of December, 2001  
by and between

FRANCES M. COVELL FKA FRANCES M. MCDONALD

herein referred to as Grantor, and

FRANCES M. COVELL AND HUSBAND GARY M. COVELL AS JOINT TENANTS WITH RIGHTS OF  
SURVIVORSHIP AND NOT AS TENANTS IN COMMON

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor does hereby bargain, sell, remise, release, quitclaim and convey unto the said Grantee a life estate in and to the following property granting the right to occupy the property for so long as he lives and resides in the property, pays the property taxes, insurance, and generally maintains the property in the same condition as it is currently; said property being, situated and being in the County of DESOTO, Mississippi:

SEE ATTACHED EXHIBIT A

BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR HEREIN BY DEED OF RECORD IN DEED BOOK 321, PAGE 352, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

THE PREPARER OF THIS INSTRUMENT HAS GIVEN NOT TAX OR ESTATE PLANNING ADVICE.

WITNESS the signature of the Grantor the day and year first above written.

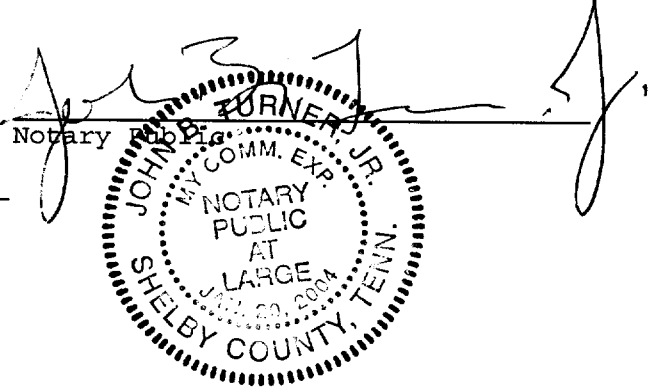
  
FRANCES M. COVELL

STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Frances M. Covell to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 20th day of December, 2001.

My commission expires: \_\_\_\_\_



Return to:  
Nashoba Escrow Company  
7500 Capital Drive, Suite 110  
Germantown, TN 38138

Name and Address of Buyer:  
Frances and Gary Covell  
8585 Byhalia Road  
Olive Branch, MS 38654  
(H) 662-893-3591  
na

Name and Address of Seller:  
Frances M. Covell  
8585 Byhalia Road  
Olive Branch, MS 38654  
(H) 662-893-3591  
na

EXHIBIT ATRACT ONE

Lot 4 of the Jones tract in the Northwest Quarter of the Northeast Quarter of Section 4, Township 3 South, Range 6 West, DeSoto County, Mississippi, being more particularly described as follows, to-wit:

Beginning at the Southeast corner of the Northwest Quarter of Section 4, Township 3 South, Range 6 West; thence North 3 degrees 24 minutes West 1012.30 feet along an existing fence line to a point; thence North 3 degrees 11 minutes West 1681.36 feet along the West line of the Jones 75.8 acre tract to the Northwest corner of said tract and a point in the center line of Byhalia Road; thence East 480 feet to the Northeast corner of Lot 3 of the Jones tract and the point of beginning of the following lot; thence South 3 degrees 11 minutes East 410.0 feet to the Southeast corner of said Lot 3; thence North 88 degrees 06 minutes East 160.0 feet to a point; thence North 3 degrees 11 minutes West 410.0 feet to a point in the center line of Byhalia Road; thence South 88 degrees 06 minutes West 160.0 feet to the point of beginning, containing 1.5 acres, more or less. All bearings are magnetic.

TRACT TWO:

Lot 5 of the Jones tract in the Northwest Quarter of the Northeast Quarter of Section 4, Township 3 South, Range 6 West, DeSoto County, Mississippi, being more particularly described as follows, to-wit:

Beginning at the Southeast corner of the Northwest Quarter of Section 4, Township 3 South, Range 6 West; thence North 3 degrees 24 minutes West 1012.30 feet along an existing fence line to a point; thence North 3 degrees 11 minutes West 1681.36 feet along the West line of the Jones 75.8 acre tract to the Northwest corner of said tract and a point in the center line of Byhalia Road; thence North 88 degrees 06 minutes East 640 feet along said road to the Northeast corner of Lot 4 of the Jones tract and the point of beginning of the following lot; thence South 3 degrees 11 minutes East 410.0 feet to the Southeast corner of said Lot 4 of the Jones tract; thence North 88 degrees 06 minutes East 160.0 feet to a point; thence North 3 degrees 11 minutes West 410.0 feet to a point in the center line of Byhalia Road; thence South 88 degrees 06 minutes West 160.0 feet to the point of beginning, containing 1.5 acres, more or less. All bearings are magnetic. Subject to the recorded right of way for Byhalia Road.